Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Affiant

Subscribed and sworn to before me, this 17th day of February 2006.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 02/17/06 15:01 2 pg
Fees:13.00 Taxes:207.20

20060217-0019559

Address of New Owner:	Send Tax Bills to:	Tax Information
Ross Winchel	Ross Winchel	108-12-0-125.00
3233 Lakeford Drive	1369 Holly Tree Gap Road	
Nashville TN 37214	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, James Roberts, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Ross Winchel, hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 60-B, Zone Lot Division, Lots 33, 34, 59 and 60, Section 3 on the Plan of East Lake Subdivision, as shown on plat of record in Plat Book 5200, page 678 amending Plat Book 5200, Page 342 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Roberts in Instrument 20060125-0009431 recorded 01/25/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cassandra L. Haskins by Deed of record in Book 8845, Page 16 recorded 01/21/1993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 108-12-0-125.00; (2) All matters shown on Plat recorded in Book 5200, page 342; (3) Restrictive Covenants of record in Book 6005, page 147 and Book 6079, page 648, all of record in the Register's Office for Davidson County, Tennessee

This property is improved property known as 3233 Lakeford Drive, Nashville, Tennessee 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of February 2006.

James Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Roberts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of February 2006.

Notary Public

My Commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2006020112